



PLANNING COMMISSION AGENDA REPORT

VI.2

MEETING DATE: MAY 27, 2008

ITEM NUMBER

SUBJECT: ONE-YEAR TIME EXTENSION FOR APPLICATION PA-06-52, INCLUDING MASTER PLAN, VARIANCES, AND MINOR MODIFICATION MM-06-36 FOR PROPERTY LOCATED AT 2460/2472 NEWPORT BOULEVARD

DATE: MAY 14, 2008

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610**

DESCRIPTION

The proposed request is a time extension request for the following entitlements:

1. *Master Plan* to construct "The Lofts at Newport Mesa" project: a 14-unit, two-story, attached multi-family residential condominium development.
2. *Variance* from open space requirements (42% required, 35% proposed).
3. *Minor Modification* MM-06-36 for an 8-foot block wall (maximum 6-foot height allowed).

APPLICANT

Johnny Lu of T4 is the authorized agent for 2460 Newport LLC.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions

MINOO ASHABI, AIA
Senior Planner

KIMBERLY BRANDT AICP
Asst. Development Svs. Director

BACKGROUND

This item was continued from the April 28, 2008, Planning Commission meeting to allow adequate public noticing. A number of public notices were returned due to insufficient mailing information.

This is a time extension request for "The Lofts at Newport Mesa." The project approval included a master plan for a 14-unit multi-family attached, common interest development. The project site consists of two parcels (total .91 acres) located at 2460 and 2472 Newport Boulevard located in the Newport Boulevard Specific Plan area, which encompasses the east side of Newport Boulevard between 19th Street and Mesa Drive. The General Plan land use designation is Commercial-Residential, and the zoning is Planned Development Residential – High Density (PDR-HD).

On February 20, 2007, the City Council approved Rezone application R-06-04 for rezoning the property from C1 (Local Business) to PDR-HD (High Density Residential) to allow residential development. The rezone ordinance included a variance from the minimum lot area required in a planned development zone (one acre required; 0.91 proposed). The City Council also approved Planning Application PA-06-52 including a Master Plan to construct a 14-unit, two-story, attached multi-family residential condominium development, and variance from open space requirements (42% required, 35% proposed).

DISCUSSION

Time Extension Request

The applicant has requested a time extension for financing of the project. The project entitlements include the following:

Master Plan PA-06-52

The project master plan included 14 loft-style multiple family units creatively designed with front patios and contemporary architecture that includes concrete/steel construction, metal roofing, and aluminum surfaces to reinforce the urban village concept. The project provides 28 parking spaces in two-car garages and 22 open parking spaces, for a total of 50 parking spaces.

Variance from Open Space

The master plan involves a variance request from open space requirement (42% required – 35% provided) that was approved due to constraints of the lots, incentive for consolidation of two marginal commercial properties, and encouraging redevelopment and ownership housing within the Newport Boulevard Specific Plan area.

Minor Modification MM-06-36

The project site is located within noise contours that range from 65 to 70 CNEL because of proximity to the Costa Mesa Freeway and Newport Boulevard; therefore, the project includes an 8-foot perimeter sound wall and landscape berming authorized by a minor modification. The perimeter wall was also added to minimize visual and privacy impacts from adjacent commercial properties.

Subdivision Map for Condominium Purposes

Development of The "Lofts at Newport Mesa" project would also require a one-lot airspace condominium subdivision, which was not included with the master plans submittal. The master plan approval included a condition for the subdivision map for condominium purposes to ensure that these units are ownership units.

Justification for Approval of Time Extension Request

Staff supports the request for the time extension for the vesting parcel map and final master plan for the following reasons:

- The previously-approved Planning Application PA-06-52 is in substantial compliance with the requirements of the Newport Boulevard Specific Plan, and the Zoning Code.
- The previously-approved master plan, variance and minor modification for the 14-unit loft project has not changed. The proposed time extension will allow the applicant to proceed with the project upon securing funding. Consequently, the City would realize public benefits in the form of consolidation of a marginally commercial properties and development of a contemporary loft project as intended by the Newport Boulevard Specific Plan.

Alternatives:

If the time extension was not approved, the applicant would not be able to obtain building permits to proceed with construction of the project.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

CONCLUSION

The applicant is interested in developing the subject property as a multi-family residential, common interest development and has requested a time extension for implementation of the project. This development would contribute 14 multi-family residences to the City's housing stock. Staff believes that the additional time would provide the applicant a good opportunity to convert an existing marginal commercial property to residential and ultimately provide increased homeownership opportunities in Costa Mesa.

Attachments: 1. Vicinity Map
 2. Planning Commission Resolution
 3. Applicant's Letter
 4. Approved Plans

Distribution: Assistant City Attorney
 Deputy City Manager- Dev. Svs. Director
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Johnny Lu
Shawn C. H. Chang
T4
133 North Altadena Drive, Suite 425
Pasadena, California 91107

File: 052708PA0652R0604	Date: 051508	Time: 10:45 a.m.
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City of Costa Mesa

2460 NEWPORT BLVD. - [Created: 4/7/2008 9:01:36 AM] [Scale: 204.57] [Page: 8.5 x 11 / Portrait]

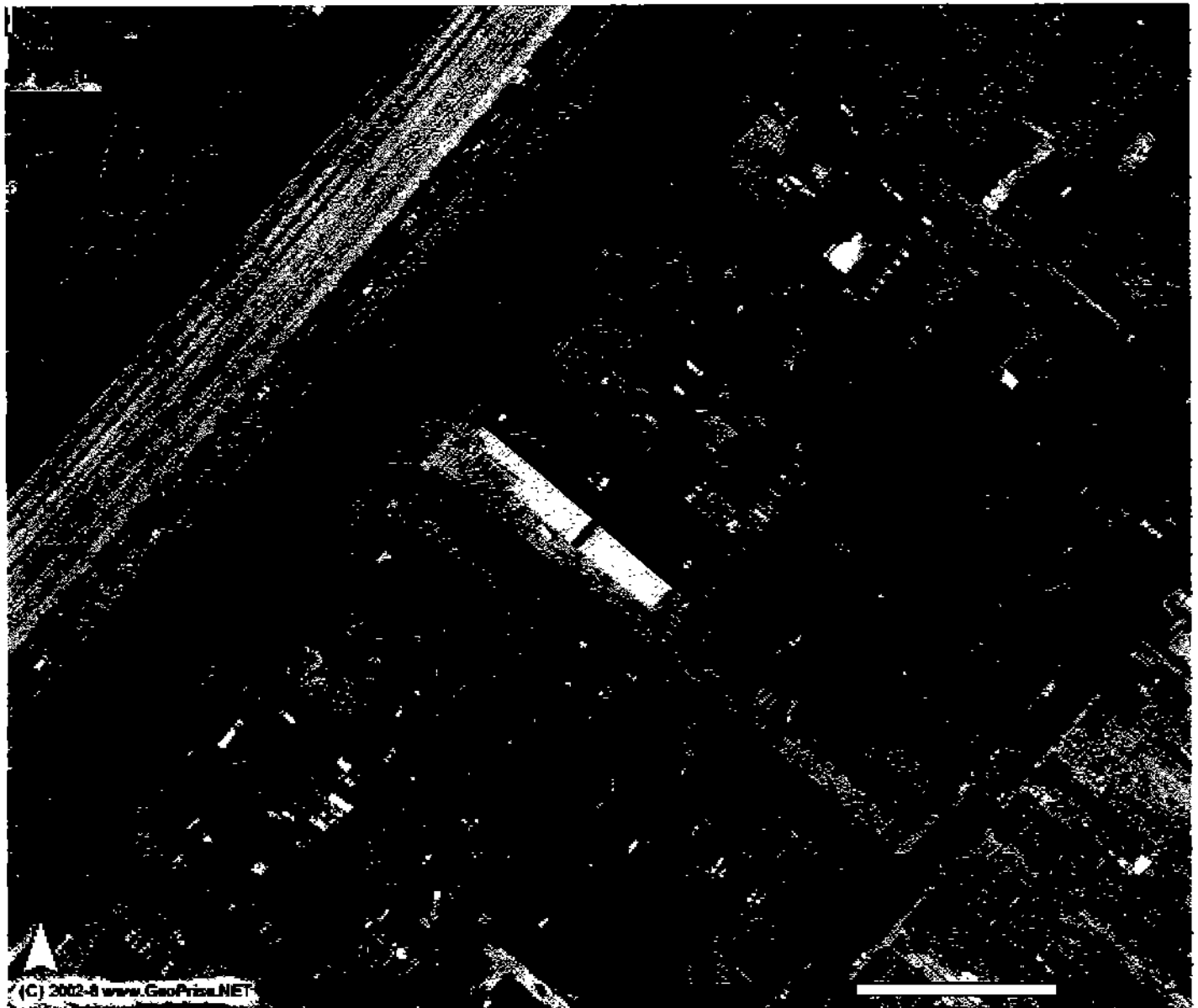
Overview Map



Legend

Address
MediumFreeway
RoadsFreeway
Major
Newport BLVD
(cont)Primary
SECONDARY
Waterway
LinesAddress
PointsCollector
(cont)

Map Display



RESOLUTION NO. PC-08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TIME EXTENSION FOR PLANNING APPLICATION PA-06-52, INCLUDING A MASTER PLAN, VARIANCE FOR OPEN SPACE REQUIREMENT, AND A MINOR MODIFICATION MM-06-36 FOR AN 8-FOOT TALL PERIMETER BLOCK WALL AT 2460/2472 NEWPORT BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu, of T4 Development Company, authorized agent for Three Lads LLC, for a time extension of Planning Application PA-06-52 with respect to the real property located at 2460/2472 Newport Boulevard;

WHEREAS, the proposed project involves: (1) Rezone R-06-04 of the property from C1 to PDR-HD; (2) Master Plan PA-06-52 for Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development including variances from open space requirement and minimum lot size area; and, Minor Modification MM-06-36 for an 8-foot block wall;

WHEREAS, the Planning Commission adopted Resolution No. PC-07-07 recommending approval of Planning Application PA-06-52 on January 25, 2007;

WHEREAS, City Council approved Planning Application 06-52 by adoption of Resolution No. 07-18 attached hereto as Exhibit "1".

WHEREAS, the applicant has been diligently pursuing the development of this project and securing the funding;

WHEREAS, the applicant requests approval of a one-year time extension to be applied from February 20, 2008 to February 20, 2009 for the Planning Application PA-06-52;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 28, 2008 and May 27, 2008 to allow for public comments on the proposed time extension and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-06-52, as specified in Exhibits "A" and "B", respectively, of Resolution No. PC-07-18. These findings and conditions of approval in their entirety are still applicable to the proposed project;

BE IT RESOLVED that the Planning Commission hereby **APPROVES** a one-year time extension for the time period from February 20, 2008 to **February 20, 2009** for Master Plan PA-06-52 with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff reports for Planning Application PA-06-52. This action is also based on the evidence in the record and findings and subject to applicant's compliance with each and all conditions of approval, as specified in Resolution No. PC-07-18.

BE IT FURTHER RESOLVED that the applicable findings for PA-06-52 are highlighted by asterisk in Exhibit "1".

PASSED AND ADOPTED this 27th day of May, 2008.

Donn Hall, Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 27, 2008, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Kimberly Brandt, Secretary, Costa Mesa
Planning Commission

RESOLUTION NO. 07-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING PLANNING APPLICATION PA-06-52, INCLUDING MASTER PLAN, A VARIANCE FROM OPEN SPACE REQUIREMENTS AND A MINOR MODIFICATION MM-06-36 FOR AN 8-FOOT TALL PERIMETER BLOCK WALL AT 2460/2472 NEWPORT BOULEVARD.

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu, of, authorized agent for T4 Development Company, for Planning Application PA-06-52 with respect to the real property located at 2460/2472 Newport Boulevard;

WHEREAS, the proposed project involves the following: A Master Plan for a 14-unit residential common interest development, including a variance from open space requirements (42% required, approximately 35% proposed) and Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 22, 2007 and by the City Council on February 20, 2007 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the Planning Commission adopted Resolution No. PC-07-07 recommending that City Council take the following actions: (a) Give first reading to Ordinance for Rezone R-06-04, and (b) approve Planning Application PA-06-52, including master plan, variances from open space requirements and minimum lot size, and minor modification MM-06-36;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City

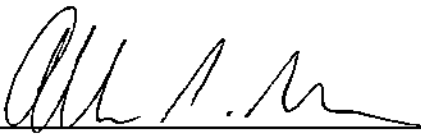
environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the City Council **HEREBY APPROVES** the following: (1) Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development, including a variance for open space requirements (42% required, approximately 35% proposed) and Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

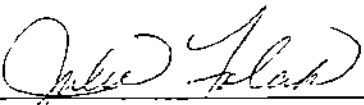
BE IT FURTHER RESOLVED that the City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-52 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B." Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void;

BE IT FURTHER RESOLVED that the City Council finds and determines that the approval of Planning Application PA-06-52 is expressly predicated on Rezone R-06-04 becoming final and effective.

PASSED AND ADOPTED this 20th day of February, 2007.


Allan R. Mansoor, Mayor

ATTEST:


Julie Folcik, City Clerk

APPROVED AS TO FORM:

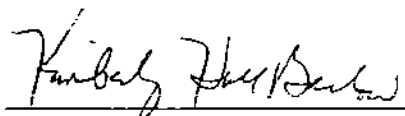

Kimberly Hall Barlow, City Attorney

EXHIBIT "A"

FINDINGS

- A. The proposed Rezone R-06-04 is consistent with the General Plan, Zoning Code, and Newport Boulevard Specific Plan adopted in 1996. The rezone of the property from C1 to PDR-HD will meet the central objectives of the Newport Boulevard Specific Plan to allow a complementary mix of residential and commercial zoning along Newport Boulevard, unlike any other land use designation in the General Plan. The PDR-HD zoning is within the density limits of 17.4 units per acre allowed in the Newport Boulevard Specific Plan. The rezone to PDR-HD would result in a significant reduction in traffic compared to the maximum allowable commercial development in the current C1 designation. The rezone also included an analysis of the interface and compatibility between residential and adjacent nonresidential uses which resulted in requirements for an 8-foot perimeter block wall and relocation of private open spaces areas in the central areas of the property.
- * B. The proposed master plan for a residential common interest development project and related improvements provide for residential home ownership and are in conformance with the goals, policies, and objectives of the Costa Mesa General Plan, provisions of the Zoning Code, and Newport Boulevard Specific Plan. Specifically, the master plan is in conformance with the broader goals of the General Plan and Newport Boulevard Specific Plan for a multi-family residential condominium project and exhibits excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. Lot consolidation is a goal of the Specific Plan. In addition, the siting of front yard patios along Building Complex A place landscaping and passive recreation areas in central, visible locations of the development and thereby eliminate impacts that would have been associated with rear yards abutting a two-story self-storage facility located on a zero lot line. While the proposed master plan does not strictly conform to recommended lot size and width requirements of the Specific Plan, the Specific Plan allows variations from these guidelines based on the merits of the proposed project. Overall the proposed master plan represents a desirable product type in conformance with the Newport Boulevard Specific Plan.
- * C. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed high-density residential development will replace an existing commercial development. New 8-foot tall perimeter block walls will provide noise attenuation and privacy from the adjacent commercial properties.
 - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. The project shall provide a standard residential drive approach from Newport Boulevard that shall be ungated to avoid vehicle queuing from the public street.
 - The planning application is for a project-specific case and does not establish a precedent for future development.

* Findings applicable to PA-06-52

- d. The cumulative effects of Rezone R-06-04, Planning Application PA-06-52, and Minor Modification MM-06-36 have been considered.

- * D. The project meets the purpose and intent of the Residential Design Guidelines which are intended to promote design excellence in new residential construction, with consideration given to compatibility with the established residential community. First, although the proposed units exceed the 80 percent second floor to first floor ratio recommended in the City's Residential Design Guidelines, the building massing will be primarily visible from within the development. Second, architectural treatments provide visual enhancements in the place of physically articulated wall planes. Third, the project does not feature a 10-foot average side setback along the development property lines, however, architectural treatments and other vertical/horizontal plane breaks achieve the intent of this guideline. In addition, enhanced architectural treatment is provided for Unit A of Building Complex A, which is visible from Newport Boulevard. This project is considered similar in scale and design with the desired residential development along Newport Boulevard.
- * E. The unusual shape of the newly-created flag lot exhibits unique physical conditions required for variance approval and the constraints imposed by Fire access requirements limit the available open space. The combination of 2460 and 2472 Newport Boulevard properties results in a flag-shaped lot that would eliminate the need for an access easement and provide an opportunity for residential development on an odd-shaped property. Development potential on the flag lot will be limited, and would exclude ownership residential development as encouraged by the Newport Boulevard Specific Plan, unless special considerations are made. Therefore, the unusual shape as a justification for approval of the variances from the minimum lot size and open space requirements.
- * F. The long-term vision of the Newport Boulevard Specific Plan is to encourage viable commercial businesses to continue to prosper and to encourage marginal uses to redevelop. The strict application of code requirements for minimum lot size and open space would discourage redevelopment and thereby deprive the property owner of special privileges afforded to other standard-sized properties in the Specific Plan. Strict adherence of these code requirements may preclude and discourage future applications in the Specific Plan area, and this would conflict with the plan vision. The variance requests are considered reasonable and would result in implementation of a residential ownership project supportive of the Specific Plan vision.
- * G. The minor modification for an 8-foot high block wall will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project. The block wall is to provide noise attenuation and privacy from the adjacent commercial properties and is compatible with the design of the development. The 8-foot high block wall is expected to provide noise attenuation in conformance with the City's Noise Ordinance and these interior and exterior noise standards shall be verified by a noise study prior to issuance of building permits.
- * F. In accordance with State Law, the project has been reviewed for compliance with the California Environmental Quality Act and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development. Thus, the evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on the environment.
- * H. The proposed project complies with minimum requirements for fire apparatus access through the provision of a hammerhead configuration for adequate turnaround of fire

apparatus and a 20-foot wide driveable area with grasscrete surfaces to support a 68,000 pound fire truck. Due to the 300-foot depth of the lot, the challenges associated with fire access may be minimized by the installation of residential sprinkler systems for all 14 dwelling units.

- * I. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- * J. The future subdivision for condominium purposes and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights- of-way and/or easements within the tract. The subdivision map application shall be processed and approved by the City prior to issuance of building permits to ensure compliance with the Subdivision Map Act requirements and provision of ownership dwelling units.
- * K. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- * L. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse affect on wildlife resources or habitat. There project site consists of ornamental, non-native vegetation and does not contain, nor is in proximity to, any sensitive habitat areas.

EXHIBIT 'B'**CONDITIONS OF APPROVAL**

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 2. The approval of PA-06-52 and MM-06-36 is contingent upon City Council's final approval of the Rezone R-06-04 and shall not become effective until all other discretionary approvals are final and become effective.
 3. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 4. The conditions of approval or code provisions of Planning Application PA-06-52/MM-06-36 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The project shall comply with these requirements.
 5. All residential units shall be "for sale" units. The site shall not be developed for apartments or other non owner-occupied units. Prior to issuance of building plans for plancheck, applicant must submit a subdivision application for processing. The subdivision map must be final and recorded prior to issuance of building permits.
 6. Street addresses shall be displayed on the front of each unit and on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than 1/2-inch stroke and shall contrast sharply with the background.
 7. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. No cross lot drainage to adjacent properties shall be allowed.
 8. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The entry/exit drive of the private street shall be made of stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
 9. The site plan submitted with initial working drawings shall contain a notation specifying that the project is a "one-lot airspace common interest development" and shall specify the ultimate interior property lines.
 10. The "hourglass" configuration of the driveway between Building Complex B

and C shall be removed to restore the driveway width to a minimum 20-foot wide driveway.

11. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
12. Prior to issuance of building permits, applicant shall submit an acoustical study completed by a qualified acoustical engineer to verify the minimum height requirements for a sound wall or minimum building construction standards to comply with the City's Noise Ordinance for interior and exterior areas of the residential development.
13. Prior to issuance of certificate of occupancy, the applicant shall construct a 8-foot tall decorative block/sound wall around the perimeter of the project site, excluding the side property line abutting the self-storage facility. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
14. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
15. Enhanced architectural treatment shall be provided to the satisfaction of the Development Services Director for Unit A facing Newport Boulevard. Building plans submitted for plancheck shall include additional treatment for Unit A.
16. The landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The landscape plan shall also show decorative treatment (i.e. turf block, brick, aggregated) within the private driveway. The landscape plan shall be approved prior to issuance of building permits.
17. If the project is constructed in phases, the decorative perimeter block/noise wall, landscaping within the street setback areas, and irrigation shall be installed prior to the release of utilities for the first phase.
18. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
19. The design, construction, and materials contained in the grasscrete area along the private drive and the hammerhead shall be reviewed and approved by the City's Planning Division and Fire Chief to ensure that the grasscrete supports 68,000 pound fire truck. In addition, a minimum 2' x 2' sized sign indicating "NO PARKING ANYTIME" or other identifier as deemed appropriate by the Planning Division shall be placed in the grasscrete area around the hammerhead.
20. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
21. There shall be minimal nighttime lighting, primarily security purposes, of the common areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of the nearby residences abutting the project site.
22. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
23. All backflow prevention devices, transformers, and other utility or ground-mounted equipment shall not be located in any landscaped setback visible

from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff. The applicant shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.) on the initial working plans.

24. The project site shall be graded in a manner to eliminate the necessity of retaining walls within the project site to the maximum extent feasible. This condition excludes the proposed perimeter retaining walls along the development lot lines.
25. Prior to submittal of working plans for plan check, applicant shall submit a written determination from the Sanitary District and/or any contract trash collection service that on-site trash collection service can be provided to each individual dwelling unit.
26. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
27. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The CC&Rs shall contain provisions that effectively implement the following parking-related requirements: (1) require that the homeowner's association (HOA) require homeowners to maintain a 20' x 20' unobstructed area in their enclosed garages to allow parking of two vehicles instead of any other purpose (e.g. storage) and (2) require that the HOA contract with a towing service to enforce the parking regulations. Any subsequent revisions to the CC&Rs related to these parking provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.
28. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
29. Garages for individuals units shall be equipped with automatic garage door openers and roll-up garage doors.
30. Final tract map shall be approved and recorded prior to issuance of building permits.
- Trans. 31. Applicant shall close unused drive approach(es) with curb and gutter.
32. The residential driveway approach shall be constructed to suit approved entry design to the satisfaction of the Transportation Manager. Drive aisles, parking stall configurations, and turning radius must comply with the City's parking design standards.
33. Vehicle Entry/Security gates shall be prohibited unless an acceptable security gate plan is approved by the Transportation Manager.
- Eng. 34. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
35. Submit subdivision application and comply with conditions of approval and code requirements.
36. Applicant shall contact the Engineering Division in advance of submission of the subdivision map to discuss requirements for on-site retention of

- stormwater flows.
- Fire 37. Landscape and river rock area within fire access and hammer-head turn around shall be designed, constructed, and maintained to support Costa Mesa Fire Department apparatus (68,000 lbs). A letter or statement, wet-stamped and signed by a registered civil engineer, shall be provided on the plans certifying that the roadway meets these requirements.
38. Overhangs, eaves, awnings, etc. shall not encroach into the fire access area along the driveway.
39. Provide Residential Fire Sprinklers per NFPA Standard 13R for all dwelling units and a fire hydrant.



Development
Architecture
Management
Consulting

Feb 12, 2008

Claire L. Flynn AICP
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Dear Ms. Flynn

T4 (the applicant) is respectfully requesting an extension for its approved project (PA-06-52, MM-06-36.) The project is located at 2460 Newport Blvd. Costa Mesa, CA. T4 is working diligently to secure construction funding for this project at this time. The construction of this project will be commenced when the funding is in place. If you have any questions, please feel free to contact Johnny Lu at extension #3 anytime.

Sincerely

Johnny Lu, AIA, LEED AP

18

2460-2472 NEWPORT BLVD.
COSTA MESA, CA 92627

15 FARM OAKS/AVE SALT LAKE CITY
PASADENA, CALIF 91105
FROM APR 28 1968

MESEA, CANTON

[illegible]

01/30/11

12-22-04 / PH-06152-
 Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 2/20/2007
 12-22-04 / PH-06152-

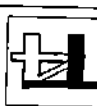
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20/21

SITE PLAN
1/8" = 1'-0"

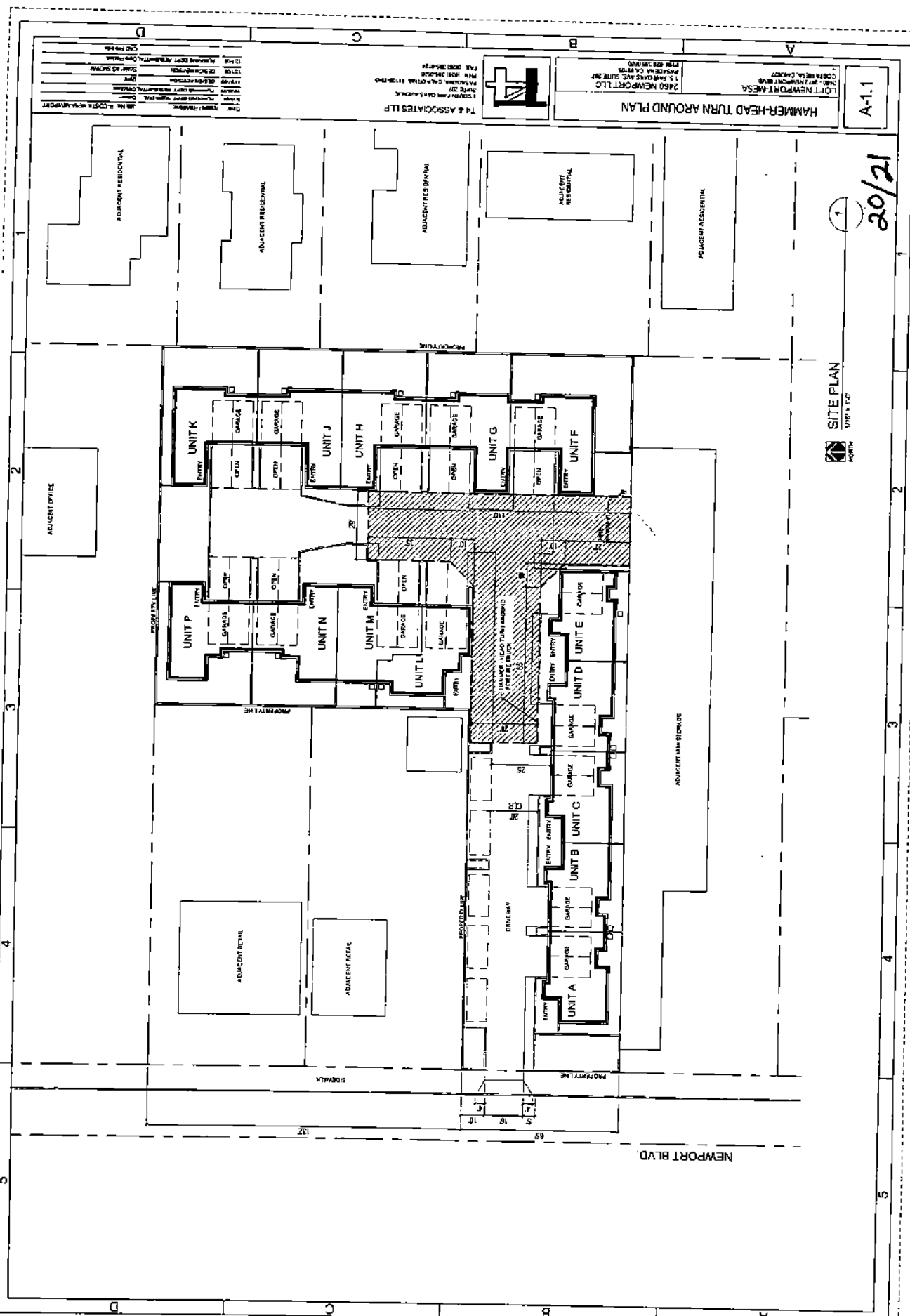


LOFT NEWPORT ARCSA
2460 NEWPORT BLVD
15 PARK QUES AND SUITE 207
NEWPORT CA 92567
PHONE 925 385-1100



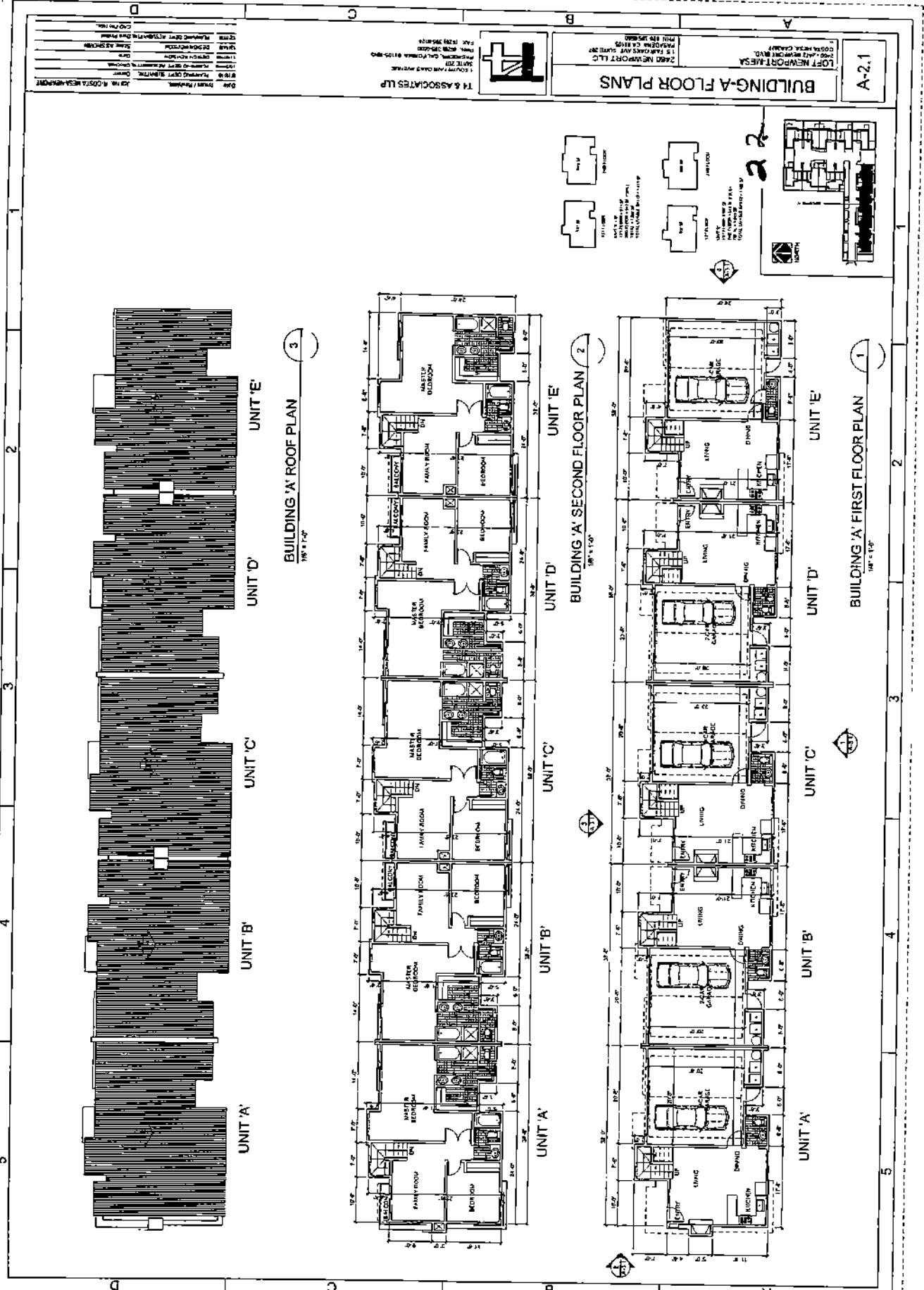
T & A ASSOCIATES LLP
15001 W. OAK AVE SUITE 207
SAN JOSE, CA 95131
PHONE 408 253-1100
FAX 408 253-1100

DATE	1/15/08
DRAWN BY	JOHN A. GARDNER
CHECKED BY	JOHN A. GARDNER
SCALE	AS SHOWN
PROJECT	LOFT NEWPORT ARCSA
LOCATION	2460 NEWPORT BLVD, NEWPORT, CA 92567
OWNER	LOFT NEWPORT ARCSA
DESIGNER	T & A ASSOCIATES LLP
DATE	1/15/08



ALL DIMENSIONS SHOWN WITHIN AREN'T APPROVED UNTIL THE FINAL DESIGN IS SUBMITTED. THE SHOWN AREAS ARE NOT BE SHOWN AS USED OR DESIGNED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL DIMENSIONS AND NOTED AREAS ARE TO BE CONSTRUCTED TO THE CENTERLINE OF THE ADJACENT PROPERTY AND SHALL BE VERIFIED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. THE ARCHITECT AND ARCHITECT'S FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND NOTED AREAS. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND NOTED AREAS. THE ARCHITECT AND ARCHITECT'S FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND NOTED AREAS. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND NOTED AREAS.



BUILDING-A FLOOR PLANS

LOFT NEWPORT/MSA
1500 1/2 STREET NW
NASHVILLE, TN 37203
TEL: 615.259.1111
FAX: 615.259.1112

DATE: 07/10/01
PROJECT: 01-00000000-0000-0000

14 & ASSOCIATES LP
1400 1/2 STREET NW
NASHVILLE, TN 37203
TEL: 615.259.1111
FAX: 615.259.1112

DATE	07/10/01
PROJECT	01-00000000-0000-0000
CLIENT	LOFT NEWPORT/MSA
ARCHITECT	14 & ASSOCIATES LP
DESIGNER	14 & ASSOCIATES LP
ENGINEER	14 & ASSOCIATES LP
PLUMBER	14 & ASSOCIATES LP
ELECTRICIAN	14 & ASSOCIATES LP
MECHANICAL	14 & ASSOCIATES LP
PAINTER	14 & ASSOCIATES LP
ROOFER	14 & ASSOCIATES LP
LANDSCAPE	14 & ASSOCIATES LP
INTERIOR	14 & ASSOCIATES LP
EXTERIOR	14 & ASSOCIATES LP
FINISHES	14 & ASSOCIATES LP
FIXTURES	14 & ASSOCIATES LP
EQUIPMENT	14 & ASSOCIATES LP
MAINTENANCE	14 & ASSOCIATES LP
OPERATION	14 & ASSOCIATES LP
REPAIRS	14 & ASSOCIATES LP
RENOVATIONS	14 & ASSOCIATES LP
DEMOLITION	14 & ASSOCIATES LP
CONSTRUCTION	14 & ASSOCIATES LP
COMPLETION	14 & ASSOCIATES LP

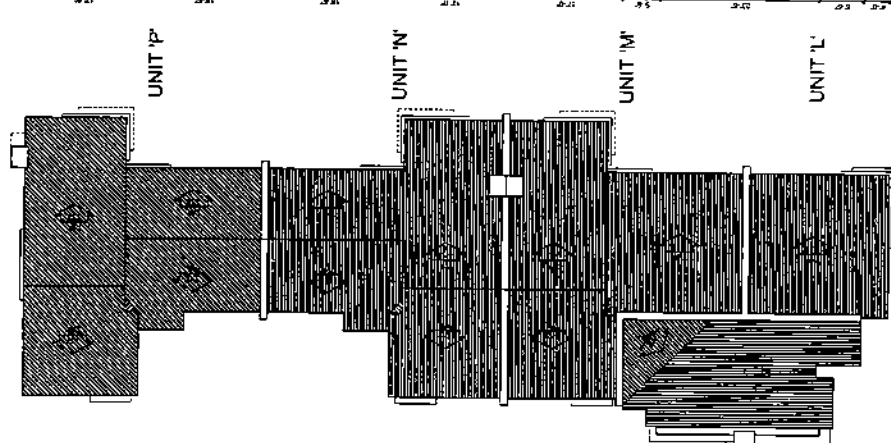
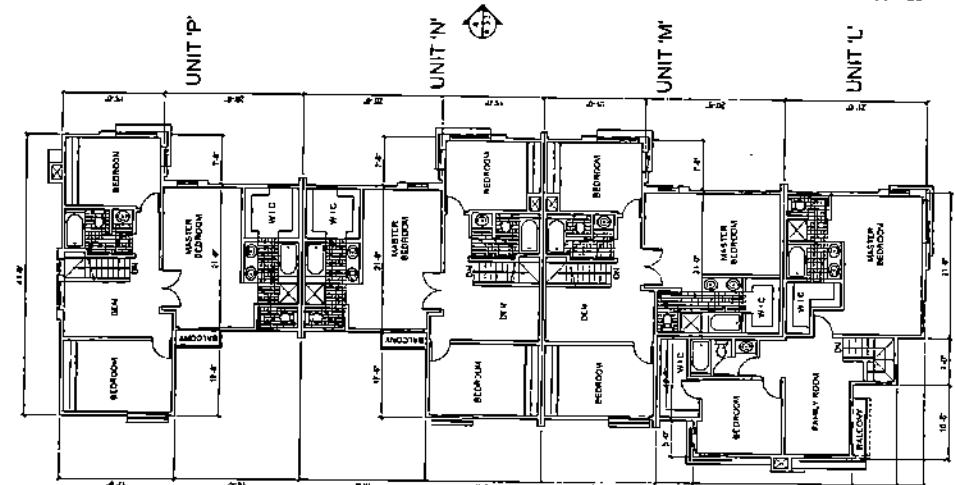
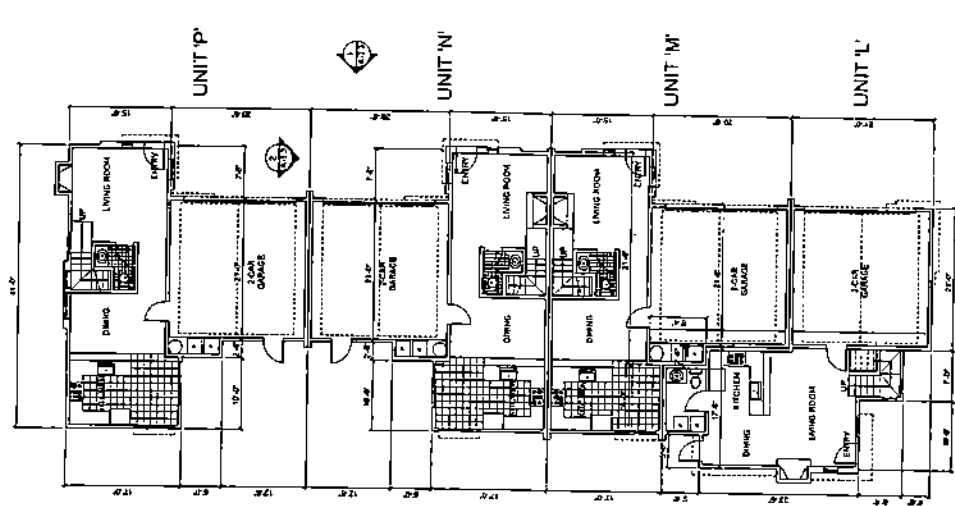
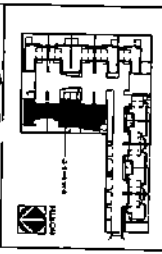
DATE	12/14/00
BY	ARCHITECT
PROJECT	2460 NEWPORT LLC
LOCATION	2460 NEWPORT AVE
CITY	NEWPORT, CA 92659
OWNER	2460 NEWPORT LLC
DESIGNER	T&S ASSOCIATES LLP
SCALE	AS SHOWN
NOTES	1. SEE SHEET 2460-01 FOR GENERAL NOTES
	2. SEE SHEET 2460-02 FOR GENERAL NOTES
	3. SEE SHEET 2460-03 FOR GENERAL NOTES
	4. SEE SHEET 2460-04 FOR GENERAL NOTES
	5. SEE SHEET 2460-05 FOR GENERAL NOTES
	6. SEE SHEET 2460-06 FOR GENERAL NOTES
	7. SEE SHEET 2460-07 FOR GENERAL NOTES
	8. SEE SHEET 2460-08 FOR GENERAL NOTES
	9. SEE SHEET 2460-09 FOR GENERAL NOTES
	10. SEE SHEET 2460-10 FOR GENERAL NOTES



BUILDING 'C' FLOOR PLANS

2460 NEWPORT LLC
2460 NEWPORT AVE
NEWPORT, CA 92659
TEL: 949.261.1111
FAX: 949.261.1112

A-23



BUILDING 'C' FIRST FLOOR PLAN
1/8" = 1'-0"

BUILDING 'C' SECOND FLOOR PLAN
1/8" = 1'-0"

BUILDING 'C' ROOF PLAN
1/8" = 1'-0"

ALL DIMENSIONS AND LOCATIONS ARE SHOWN ON THESE PLANS. THE ARCHITECT AND ENGINEER HAVE CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND THE SHOWN ARE NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS.

A-3.3

BUILDING - C ELEVATIONS

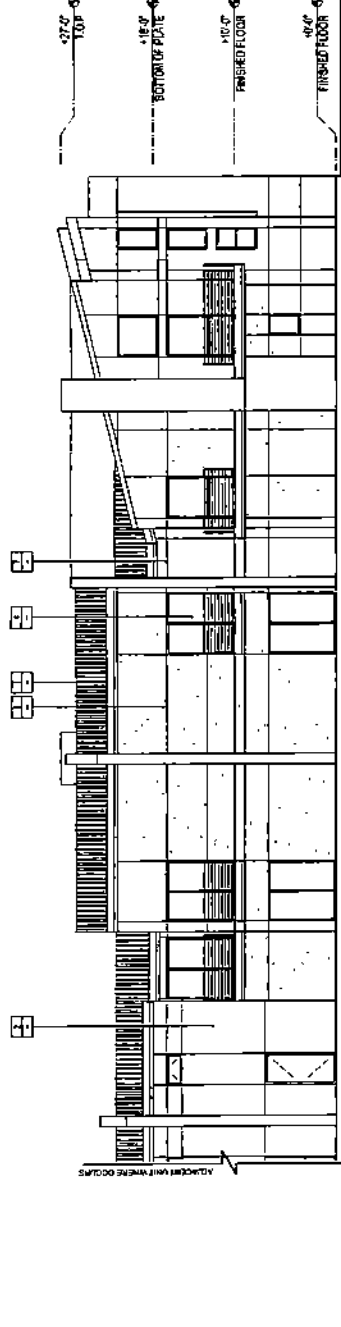
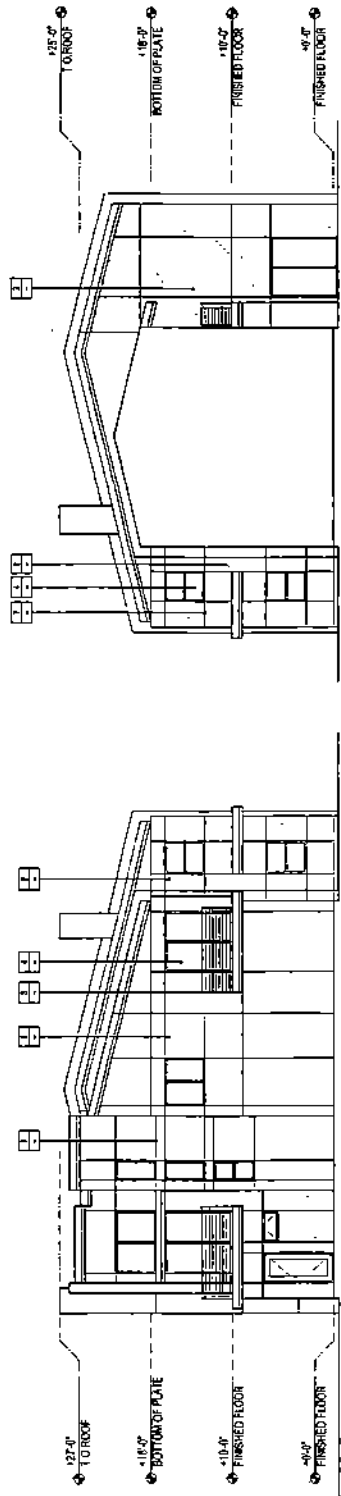
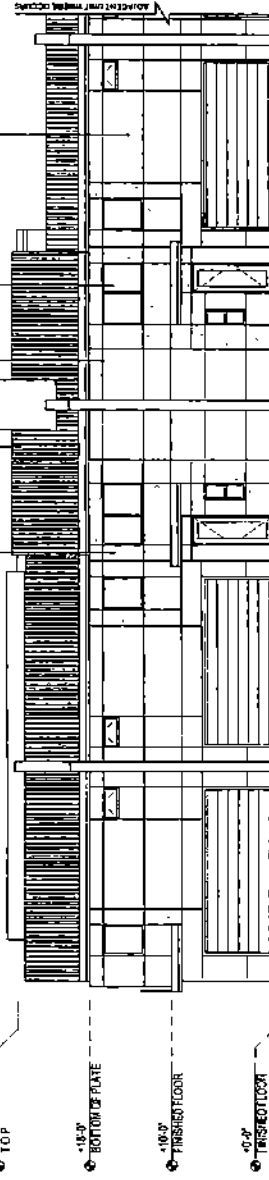
LOFT NEWPORT-MESA
1300-2400 NEWPORT BLVD
NEWPORT, CA 94558
2400 NEWPORT LLC
1300-2400 NEWPORT BLVD
NEWPORT, CA 94558



T4 & ASSOCIATES LLP
1300-2400 NEWPORT BLVD
NEWPORT, CA 94558
ARCHITECTS
1300-2400 NEWPORT BLVD
NEWPORT, CA 94558

DATE	10/10/10
PROJECT	LOFT NEWPORT-MESA
ARCHITECT	T4 & ASSOCIATES LLP
DESIGNER	ARCHITECT
DATE	10/10/10
PROJECT	LOFT NEWPORT-MESA
ARCHITECT	T4 & ASSOCIATES LLP
DESIGNER	ARCHITECT
DATE	10/10/10
PROJECT	LOFT NEWPORT-MESA
ARCHITECT	T4 & ASSOCIATES LLP
DESIGNER	ARCHITECT

KEY	MATERIAL/FINISH	REMARKS
1	INTERIOR FINISH	
2	EXTERIOR CEMENT PLASTER	
3	STUCCO	
4	GLASS	
5	WALL	
6	CEILING	
7	FLOOR	
8	ROOF	
9	PAINT	
10	WOOD	
11	IRON	
12	STEEL	
13	CERAMIC	
14	CONCRETE	
15	BRICK	
16	STONE	
17	SLATE	
18	SHINGLE	
19	ASPHALT	
20	GRAVEL	
21	POREX	
22	GEOTEXTILE	
23	LANDSCAPE	
24	PLANTING	
25	IRRIGATION	
26	LIGHTING	
27	MECHANICAL	
28	ELECTRICAL	
29	TELEPHONE	
30	CABLE	
31	TELEVISION	
32	COMPUTER	
33	PERIPHERALS	
34	SOFTWARE	
35	HARDWARE	
36	TOOLS	
37	EQUIPMENT	
38	VEHICLES	
39	BOATS	
40	AIRCRAFT	
41	SPACECRAFT	
42	ROBOTS	
43	ALIENS	
44	MONSTERS	
45	DEMONS	
46	ANGELS	
47	SANCTUARY	
48	TEMPLE	
49	CHURCH	
50	SYNAGOGUE	
51	MOSQUE	
52	SHRINE	
53	MONUMENT	
54	LANDMARK	
55	BEACON	
56	NAVIGATOR	
57	COMPASS	
58	MAP	
59	GUIDE	
60	BOOK	
61	DOCUMENT	
62	RECORD	
63	FILE	
64	LIBRARY	
65	ARCHIVE	
66	MUSEUM	
67	GALLERY	
68	THEATRE	
69	CONCERT HALL	
70	STADIUM	
71	ARENA	
72	PLAZA	
73	PARK	
74	GARDEN	
75	YARD	
76	COURT	
77	POULTRY	
78	FARM	
79	RANCH	
80	ESTATE	
81	MANOR	
82	CASTLE	
83	PALACE	
84	RESIDENCE	
85	HOUSE	
86	APARTMENT	
87	CONDO	
88	TOWNHOUSE	
89	ROW HOUSE	
90	FLAT	
91	LOFT	
92	STUDIO	
93	WORKSHOP	
94	LABORATORY	
95	OFFICE	
96	STORE	
97	SHOP	
98	MARKET	
99	FAIR	
100	EXHIBITION	



ALL ELEVATIONS AND SECTIONS ARE TO BE CONSIDERED AS PARTS OF THE SAME. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

A-3.1

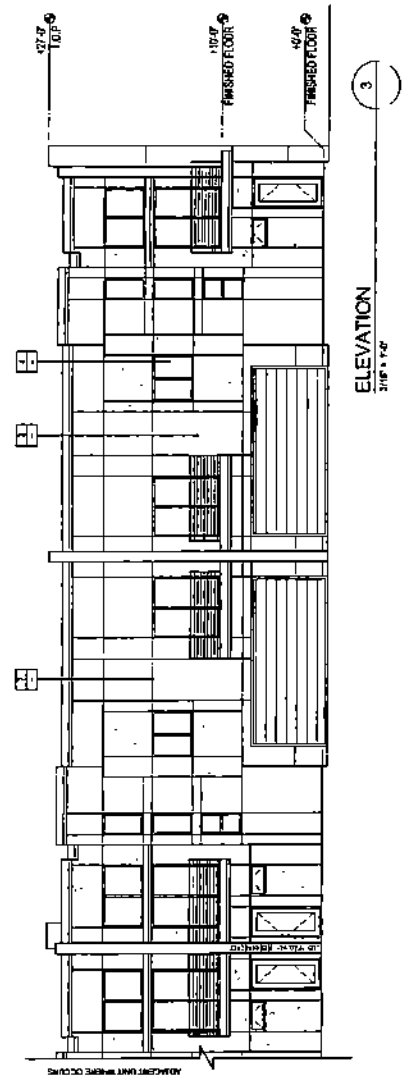
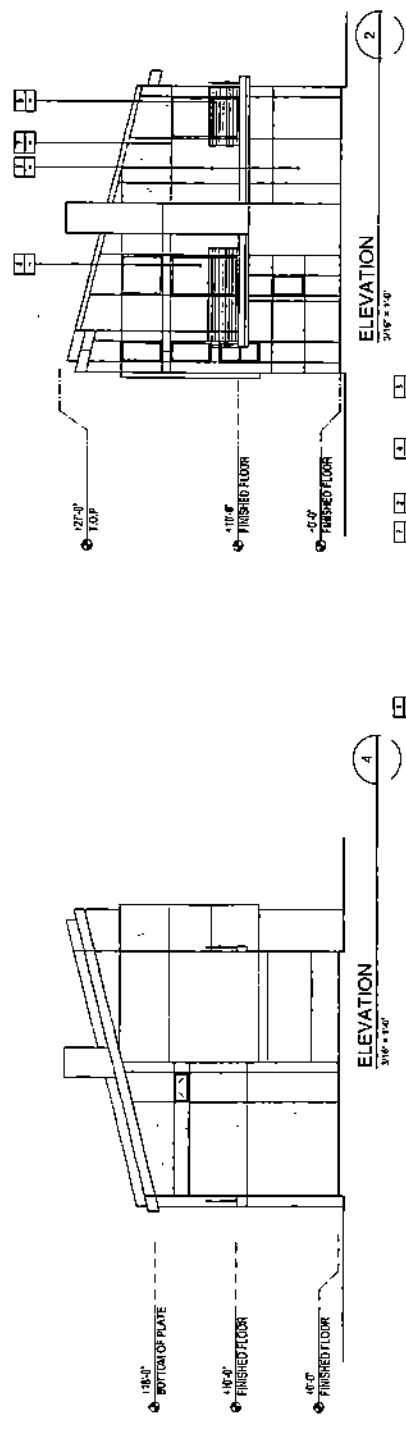
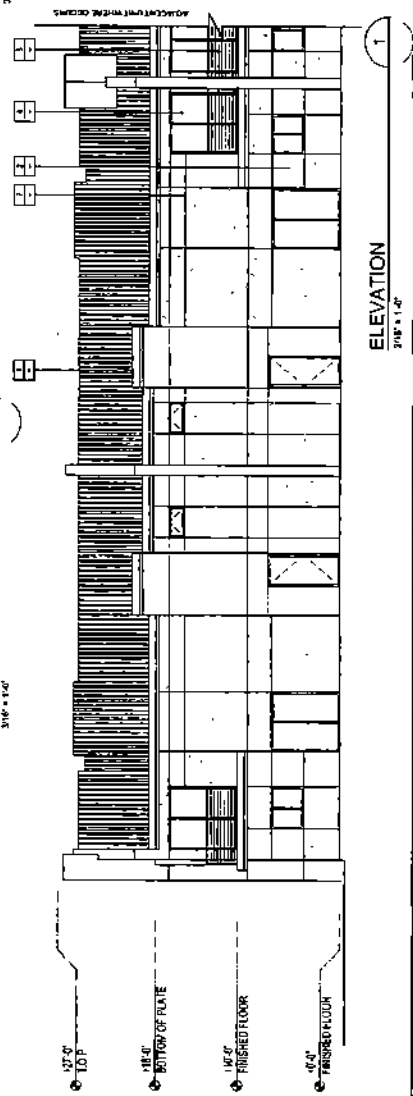
BUILDING - A ELEVATIONS

LOFT NEWPORT MESA
2460 NEWPORT LLC
PASADENA, CA 91105
1.5 YEAR CONTRACT - START 2017
MAY 2018 TO 2019

TA & ASSOCIATES LLP
1 SOUTH PARK DRIVE AVENUE
SUITE 200
PASADENA, CA 91105-4105
TEL: (626) 799-0000
FAX: (626) 799-0001

DATE: 10/10/18
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
PROJECT: LOFT NEWPORT MESA
SHEET: A-3.1 OF 3
SCALE: AS SHOWN
CADD FILE: TA-LOFT-NEWPORT-MESA-2018-10-10.dwg

MATERIAL SCHEDULES		REMARKS
KEY	MATERIAL/FINISH	
1	METAL ROOFING	
2	EXTERIOR EXCEPT WATER	
3	PAVING	
4	WALL	
5	ROOFING	
6	WALL	
7	WALL	
8	WALL	
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ALL DIMENSIONS AND MATERIALS SHOWN ARE APPROXIMATE. THE ARCHITECT AND THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SHOWN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SHOWN. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS SHOWN.

